



RE/MAX Property



58 Netherwood Park, Livingston, EH54 8RW



****A Charming 2-Bed Semi-Detached House****

Located in the sought-after residential area of Deans, this family home is an ideal choice for first-time buyers, investors or downsizers. Nestled in a tranquil setting yet conveniently close to local amenities, it offers the perfect balance of peace and accessibility. Presented by Sharon Campbell and RE/MAX Property, this property is now available in 58 Netherwood Park, Livingston, EH54 8RW.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Deans and Meldrum Primary Schools and Deans Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sports and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5 minutes drive away. There are several pleasant walks locally within the surrounding countryside.

The property comprises:

- Vestibule
- Entrance Hallway
- Bright Lounge
- Well-Equipped Kitchen
- Two Generous Bedrooms
- Modern Bathroom
- Front and Rear Gardens

Freehold Property.
Council Tax Band: C.
EPC: C
Factor Fees: N/A.

Front Approach and Garden

The inviting exterior features a neatly maintained grassed section alongside a paved path that leads to steps and the front door, creating a charming first impression. A spacious driveway, finished with paving, offers ample parking. Side access from the driveway provides a seamless route to the rear garden, ensuring practicality and ease of use.

Vestibule

1.823m x 1.123m (06'00" x 03'08")

Upon entering this inviting home, you are greeted by a vestibule featuring white painted walls and grey laminated flooring. A part-glazed wooden front door, with adjacent glass panels, allows natural light to fill the space, creating a bright and welcoming atmosphere. The vestibule offers convenient cloakroom hanging space, a radiator, a power point, and a ceiling light, ensuring both functionality and comfort.

Lounge

4.432m x 2.916m (14'06" x 09'06")

This homely room is decorated with laminate flooring and white painted walls. Natural light floods the space through double doors that open to the back garden, and a window to the front. Practical touches include a radiator, a ceiling light, a smoke detector and power points for everyday convenience.

Kitchen

4.411m x 2.439m (14'05" x 08'00") widening to 3.873m (11'08")

At the heart of the home, this stylish and fully equipped kitchen showcases a combination of wall and floor mounted units with white frontages, paired beautifully with a coordinating wood effect work surface for a modern aesthetic. Included in the sale are the integrated appliances, including an oven, microwave, four-ring induction hob and cooker hood. There is space for a washing machine and upright fridge/freezer. The wood-effect laminate flooring complements the white painted walls. Front and rear facing windows bathe the kitchen in natural light, along with the half-glazed rear door, further enhanced by two ceiling light fittings. There is a heat and carbon monoxide detector as well. The stainless steel one and a half sink, complete with a contemporary mixer tap and spray, adds to the kitchen's practical charm. Additional storage is available under the stairs, with two radiators and power points offering added convenience.

Stairs and Landing

The stairs leading are carpeted and the walls have been painted white with the décor continuing onto the landing. A window, a ceiling pendant light, a smoke detector and a double power point are included.

Main Bedroom

3.815m x 2.918m (12'06" x 09'06") up to the wardrobes.

This delightful room is finished with carpeted flooring, one feature wall and neutrally painted on the remaining walls. A rear facing window allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides ample hanging and shelving storage. A radiator and power points are also provided.

Second Bedroom

2.334m x 2.449m (07'07" x 08'00") up to the wardrobes plus door recess.

This fabulous room features painted walls and carpeted flooring, creating a welcoming atmosphere. A front facing window brings in natural light, complemented by a ceiling light for ample illumination. The integrated wardrobe provides hanging and shelving space. Power points and a radiator are provided.



Bathroom

1.984m x 1.686m (06'06" x 05'06")

This lovely room features a three-piece coloured suite including a bath, with an over-bath wall mounted electric shower, a close coupled toilet and a pedestal sink. The room is finished with tiled splash back areas, white painted walls and vinyl flooring. A rear facing window allows natural light to fill the space, complemented by a ceiling light for additional brightness. A radiator adds warmth, and a wall mounted vanity unit completes the room.

Rear Garden

This private garden offers a harmonious blend of functionality and style. Wooden decking provides an ideal space for relaxation or entertainment, seamlessly complemented by an area finished with decorative stones. There is some planting in the border beds. Enclosed by fencing and bathed in natural sunlight, this garden serves as a delightful retreat for enjoying outdoor living.

Additional Items

Tenure: Freehold. Council Tax Band: C. Factor Fee: No Factor Fees.

All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients.

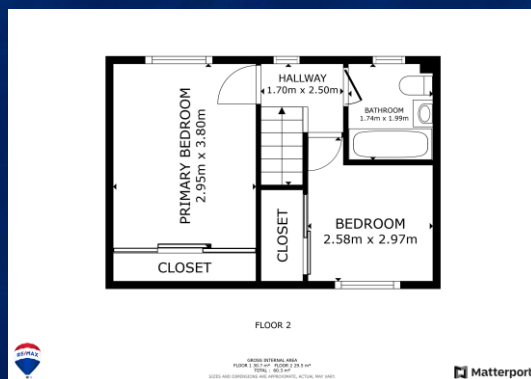
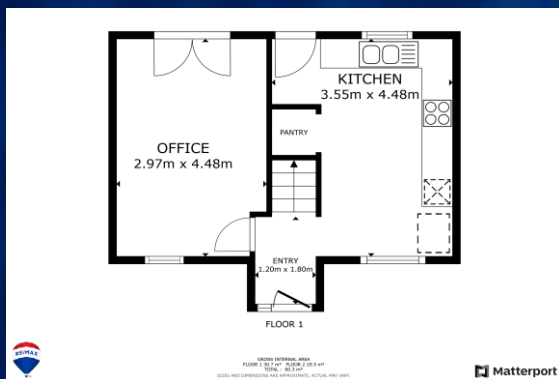
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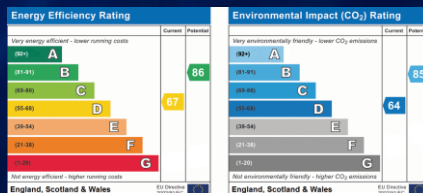
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